

# Bill Warkentin, architect

In 1979, Mr. Warkentin established his own architectural practice to focus on residential design, especially in the area of high-density infill housing. Since then the practice has expanded its interests to include affordable housing, live-work housing concepts, community design, and a continuing involvement in the creation of master planned communities employing sustainable land use concepts. Projects have included community centers, mixed-use urban housing in varying densities, home office projects, affordable seniors housing, custom homes and student housing concepts.

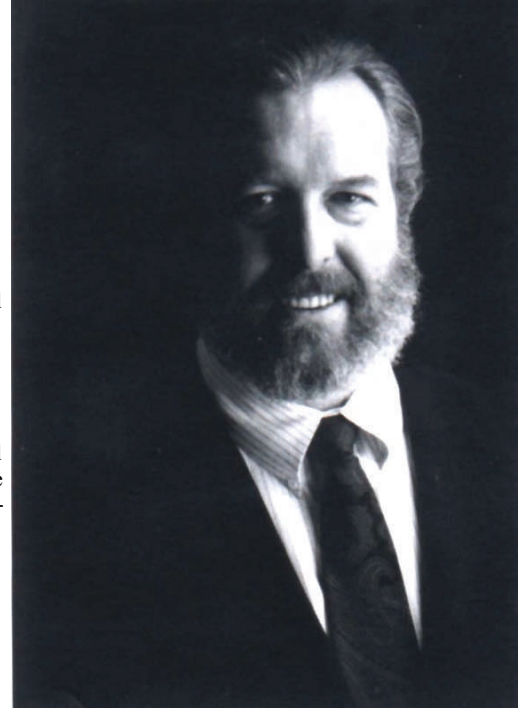
Projects ranged from small, single use senior's complexes to large master planned communities. Many of these communities are in hillside environments, an area of particular expertise for which Mr. Warkentin has received design awards. Paralleling his involvement in housing during the '80s and '90s was an expanding interest in recreation projects, particularly those that included a residential component. Considering "re-creation" in its broadest sense, the studio developed designs for such diverse projects as The Inn on Mt. Ada, a bed and breakfast inn on Catalina Is.; The Mountain Queen, a 215 room ski hotel in Telluride, CO; and Windmill Ranch, an 80 acre thoroughbred training facility and planned community in St. George, Utah.

Mr. Warkentin has published community design guidelines for a variety of community types and sizes, including the 1100 acre Windmill Creek Ranch in Chino Hills; Hampton Heights, 464 acre luxury golf course development in Redlands; Rio Vista Village, a 303 acre new urbanist community in Cathedral City to a 1.2 mile redevelopment of Mission Boulevard in Rubidoux. These programs include architectural and landscape design guidelines, zoning regulations, sign programs and land development controls. The practice has grown to encompass community planning of large scale master planned communities, hillside communities, golf course communities, village and new town plans, commercial districts and affordable housing.

Between 1997 and 2003 the studio consulted to the Riverside County BIA on the Riverside County Integrated Project and contributed content to both policy and implementation programs as well as review and commentary of the General Plan's various elements. Mr. Warkentin is an appointed member of the RCIP Steering Committee, the General Plan Advisory Committee and the Funding and Implementation subcommittee for the Multi-Species Habitat Conservation Plan. In particular, Mr. Warkentin has been the principal author of both the Incentive Program, a density bonus approach to bringing more compact development and higher density housing to unincorporated Riverside County and the "Case for Community Centers," a white paper supporting the development of concentrated community centers with high density housing and mixed commercial and institutional services.

Mr. Warkentin recently completed service on the City of Riverside's General Plan Citizens Advisory Committee. The committee's recommendations supported a vast expansion of mixed use designations of sufficient size to develop genuine mixed use neighborhood centers located and planned for future transit service.

Most recently, Mr. Warkentin served as co-chairman and principal author of the Mayor's Clean and Green Task Force Report. The task force was charged with preparing a "road map" for the City of Riverside to become a "clean and green city." The report was adopted unanimously and without change by the City Council and has already generated a 38 point Action Plan for City corporate operations including staffing the new Office of Environmental Action.



## Education

- State University, San Luis Obispo  
-Bachelor of Architecture: 1973
- Honors Graduate, California Polytechnic  
-NCARB, 1984

## Licenses and Associations

- Licensed Architect, California 1976
- National Association of Home Builders Executive Committee
- Chair, Land Development Committee, 2001  
-Member 1998 -2002
- Chair, Site Planning Subcommittee, 1998
- Appointed to Smart Growth Advisory Group 2001, 2002
- Appointed to Design Committee 2002
- Riverside County Region, BIA  
-President, 1996-1998  
-Member, Board of Directors, since 1992  
-VP, Strategic Planning, 1993, 1995, 1996, 1999, 2002  
-Vice President, Govt. Affairs, 1994  
-Vice President, Community Relations, 2000, 2001

